

WOODSOME CLARENCE E JR
WOODSOME, NANCY L
1485 SOKOKIS TRAIL
NORTH WATERBORO ME 04061

Property Data			Assessment Record						
Neighborhood 38 SOKOKIS TRAIL RT5			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2012	57,400	158,400	10,000	205,800		
1ST MORTGAGE 0			2013	57,400	158,400	10,000	205,800		
2ND MORTGAGE 0			2014	57,400	158,400	10,000	205,800		
Zone/Land Use 31 Agricultural/Residential			2015	57,400	158,400	10,000	205,800		
Secondary Zone			2016	22,800	150,100	15,000	157,900		
Topography 1 Level			2017	22,800	150,100	15,000	152,900		
1.Level 4.Below St 7.Steep			2018	22,800	150,100	20,000	152,900		
2.Rolling 5.Low 8.Wet			2019	22,800	150,100	20,000	152,900		
3.Above St 6.Swampy 9.Lev/Roll			2020	22,800	150,100	20,000	152,900		
Utilities 9 No Water/No Sewer			2021	25,100	150,100	24,500	150,700		
1.Public 4.Improve 7.Improve			2022	27,300	165,100	25,000	167,400		
2.Water 5.Improve 8.			2023	30,100	183,200	25,000	188,300		
3.Sewer 6.Improve 9.None			2024	33,700	213,200	25,000	221,900		
Street 1 Paved			2025	41,200	301,000	25,000	317,200		
1.Paved 4.Proposed 7.ROW			Land Data						
2.Semi Imp 5.Pvt 8.None			Front Foot	Type	Effective		Influence		Influence Codes
3.Gravel 6.Aband 9.TG PLAN					Frontage	Depth	Factor	Code	
LAND USE 0			11.Ossipee WF			%		1.Unimproved	
BUILDING USE 0			12.Arrowhead WF			%		2.Excess Ftg /De	
Sale Data			13.Waterfront			%		3.Topography	
Sale Date			14.Rear Land			%		4.Size/Shape	
Price			15.Misc			%		5.Access or Rear	
Sale Type						%		6.Restriction	
1.Land 4.Mobile 7.			Square Foot		Square Feet			7.Open Space	
2.L & B 5.Other 8.			16.Regular Lot			%		8.View/Environ	
3.Building 6. 9.			17.Secondary Lot			%		9.Fract Share	
Financing			18.Excess Land			%		Acres	
1.Convent 4.Seller 7.			19.Condominium			%		30.Rear (201+)	
2.FHA/VA 5.Private 8.			20.Pavement			%		31.Tillable/Horti	
3.Assumed 6.Cash 9.Unknown						%		32.Pasture	
Validity						%		33.Orchard	
1.Valid 4.Split 7.Renovate			Fract. Acre		Acreege/Sites			34.Frontage	
2.Related 5.Partial 8.Other			21.Homesite (Frac	21	0.17	100 %	0	35.Triangular Lot	
3.Distress 6.Exempt 9.			22.Vacant Lot (Fr			%		36.Commercial	
Verified			23.Non Conforming			%		37.Softwood	
1.Buyer 4.Agent 7.Family			Acres			%		38.Mixed Wood	
2.Seller 5.Pub Rec 8.Other			24.Excess (5-10)			%		39.Hardwood	
3.Lender 6.MLS 9.			25.Excess (10+)			%		40.Wasteland	
			26.Excess			%		41.Gravel Pit (Ac	
			27.Rear (1-100)			%		42.Mobile Home Si	
			28.Rear (101-150)			%		43.Condo Site	
			29.Rear (151-200)			%		44.Utility ROW	
			Total Acreage		0.17			45.Camp Lot	
								46.Site Improve	

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:
16.0425 - changed acreage per state road expansion program
- DOT file 16-510, bp17205-584 - ak
23.1031 - added 7x12 open porch - vw

Waterboro

Map Lot 016-016


Account 1637

Location 1485 SOKOKIS TRAIL

Card 1

Of 1

9/23/2024

Building Style	2 Ranch	SF Bsmt Living	0	Layout	1 Typical					
1.Conv	5.Garr/Col	Fin Bsmt Grade	0 0	1.Typical	4. 7.					
2.Ranch	6.Split	OPEN 5 OPTIONAL 0		2.Inadeq	5. 8.					
3.R Ranch	7.Contemp/	Heat Type	100% 1 Hot Water BB	3.Not func	6. 9.					
4.Cape	8.Log	1.HWBB	5.FWA	Attic 1 1/4 Finished						
Dwelling Units 1		2.HWCI	6.GravWA	1.1/4 Fin	4.Full Fin	7.1/4 Unfi				
Other Units 0		3.HWRAD	7.Electric	2.1/2 Fin	5.FI/Stair	8.				
Stories	4 One & 1/2 Story	4.Steam	8.FI/WallM	3.3/4 Fin	6.1/2 Unfi	9.None				
1.1	4.1.50	Cool Type	0% 9 None	Insulation 1 Full						
2.2	5.1.75	1.Refrig	4.W&C Air	1.Full	4.Minimal	7.				
3.3	6.2.50	2.Evapor	5. 8.	2.Heavy	5.Unk	8.				
Exterior Walls 1 Wood Siding		3.H Pump	6. 9.None	3.Capped	6. 9.None					
0.Wood	4.Asb/Asph	Kitchen Style 2 Typical		Unfinished % 0%						
1.Wood	5.T-111	1.Modern	4.Obsolete	Grade & Factor 3 Average 100%						
2.Wd Sh	6.Br/St	2.Typical	5. 8.	1.E Grade	4.B Grade	7.AAA Grad				
3.Compos.	7.Nov	3.Old Type	6. 9.None	2.D Grade	5.A Grade	8.				
Roof Surface 1 Asphalt Shingles		Bath(s) Style 2 Typical Bath(s)		3.C Grade	6.AA Grade	9.Same				
1.Asphalt	4.Composit	1.Modern	4.Obsolete	SQFT (Footprint) 1368						
2.Slate	5.Wood	2.Typical	5. 8.	Condition 4 Average						
3.Metal	6.Other	3.Old Type	6. 9.None	1.Poor	4.Avg	7.V G				
SF Masonry Trim 0		# Rooms	6	2.Fair	5.Avg+	8.Exc				
OPEN-3- 0		# Bedrooms	2	3.Avg-	6.Good	9.Same				
OPEN-4- 0		# Full Baths	1	Phys. % Good 0%						
Year Built	1966	# Half Baths	0	Funct. % Good 100%						
Year Remodeled	0	# Addn Fixtures	0	Functional Code 9 None						
Foundation 2 Concrete Block		# Fireplaces	0	1.Incomp	4.Small	7.Layout				
1.Concrete	4.Wood						2.O-Built	5.CDU	8.Other	
2.C Block	5.Slab						3.Damage	6.Style	9.None	
3.Br/Stone	6.Prs/Post						Econ. % Good 100%			
Basement 4 Full Basement							Economic Code None			
1.1/4 Bmt	4.Full Bmt						0.None	3.Services	7.	
2.1/2 Bmt	5.None						1.Location	4.Traffic	8.	
3.3/4 Bmt	6. 9.None						2.Encroach	9.None	9.	
Bsmt Gar # Cars 2							Entrance Code 0			
Wet Basement 1 Dry Basement							1.Interior	4.Vacant	7.	
1.Dry	4. 7.						2.Refusal	5.Estimate	8.	
2.Damp	5. 8.	3.Informed	6.Office	9.RS						
3.Wet	6. 9.	Information Code 0								
Date Inspected		1.Owner	4.Agent	7.						
		2.Relative	5.Estimate	8.						
		3.Tenant	6.Other	9.SNY						

Additions, Outbuildings & Improvements								
Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
65 Barn/Stable	0	864	0 0	0	50 %	0 %		1.One Story Fram
24 Frame Shed	0	1603	0 0	0	0 %	0 %		2.Two Story Fram
21 Open Frame	0	168	0 0	0	0 %	0 %		3.Three Story Fr
21 Open Frame	2023	84	3 100	4	0 %	100 %		4.1 & 1/2 Story
					%	%		5.1 & 3/4 Story
					%	%		6.2 & 1/2 Story
					%	%		21.Open Frame Por
					%	%		22.Encl Frame Por
					%	%		23.Frame Garage
					%	%		24.Frame Shed
					%	%		25.Frame Bay Wind
					%	%		26.1SFr Overhang
					%	%		27.Unfin Basement
					%	%		28.Unfinished Att
					%	%		29.Finished Attic

